



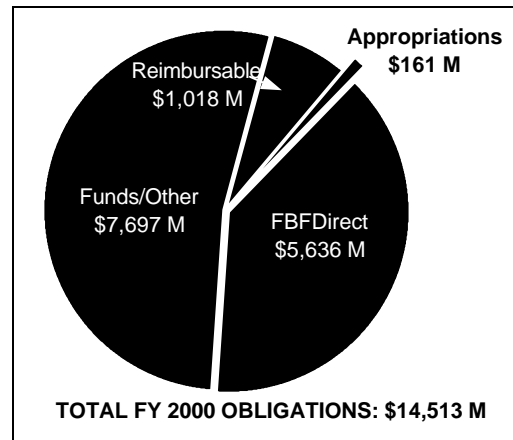
# GENERAL SERVICES ADMINISTRATION FISCAL YEAR 2000 BUDGET OVERVIEW

## INTRODUCTION:

- The General Services Administration (GSA) was established by the Federal Property and Administrative Services Act of 1949.
- Its mission is to provide policy leadership and expertly managed space, products, services and solutions, at the best value, to enable Federal employees to accomplish their missions. We believe that no other organization in the public or private sector can bring to bear as much experience, knowledge, and range of capability as GSA can in ensuring high performance in Federal work environments.
- The agency has dual policy and operational roles in accomplishing four major goals: promote responsible asset management; compete effectively in the Federal market; excel at customer service; and anticipate future workplace needs.
- GSA is organized into three Services, the Office of Governmentwide Policy, and various staff offices that provide support to them. Geographically, operations are conducted through 11 regional offices throughout the country.

## BUDGET TOTALS AND SOURCES:

- Measured in obligations, GSA's FY 2000 budget estimate totals over \$14.5 billion for programs under agency accounts. Most of GSA's budget comes from customers through reimbursements, revolving funds for purchase of goods and services, or as rent paid for space in GSA-owned and leased buildings.
- Congress is asked to appropriate only \$161 million for GSA direct funded operations, about 1% of total funds. The





**General Services Administration**  
**FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 2

balance is for customer requested and funded work, and the Federal Buildings Fund (FBF) real property program. Congress also annually authorizes how GSA may apply its available FBF revenues (new obligational authority in annual appropriations acts).

## THE 2000 BUDGET IN SUMMARY:

<b>DOLLARS IN THOUSANDS:</b>	<b>FY 1998 Actual</b>	<b>FY 1999 Current</b>	<b>FY 2000 Budget</b>
<b><u>OBLIGATIONS</u></b>			
Operating Appropriations - Direct	144,191	170,934	160,938
Federal Buildings Fund - Direct	5,005,195	6,067,460	5,635,728
Reimbursable programs	920,224	986,721	1,018,123
Land Acquisition and Development Fund	171,906	0	0
General Supply Fund	3,264,680	3,355,840	3,332,828
Information Technology Fund	4,075,132	3,981,413	4,068,670
Working Capital Fund	219,488	273,537	275,490
Consumer Info. Center Fund (excludes appns)	3,610	3,700	3,667
Pennsylvania Avenue Activities	2,428	0	0
Real Property Relocation	1,267	11,000	0
Permanent Indefinite Appropriations	14,951	16,699	18,364
<b>TOTAL OBLIGATIONS</b>	<b>\$ 13,823,072</b>	<b>\$ 14,867,304</b>	<b>\$ 14,513,808</b>
<b><u>REQUIRING APPROPRIATIONS COMMITTEE ACTION</u></b>			
<b><u>Operating Appropriations:</u></b> <sup>1</sup>			
Salaries & Expenses, Policy and Operations	106,197	134,062	122,158
Consumer Information Center	2,409	2,619	2,622
Office of Inspector General	33,549	32,012	33,917
Allowances, Former Presidents	2,036	2,241	2,241
Budget Authority/Appropriations	\$ 144,191	\$ 170,934	\$ 160,938
<b><u>Federal Buildings Fund New Obligational Authority:</u></b> <sup>2</sup>			
Construction & Acquisition of Facilities	50	492,190	102,194
Repairs and Alterations	238,658	673,031	664,869
Installment Acquisition Payments	172,171	215,764	205,668
Rental of Space	2,566,893	2,668,761	2,782,186
Building Operations	1,334,915	1,554,772	1,590,183
Authority for prior-year activities/projects	634,366	0	0
<b>Total New Obligational Authority (NOA)</b>	<b>\$ 4,947,053</b>	<b>\$ 5,604,518</b>	<b>\$ 5,345,100</b>

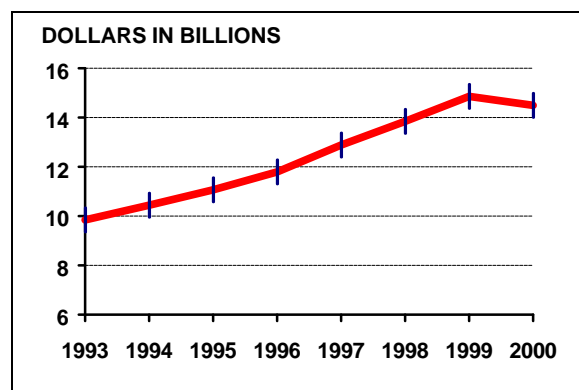
<sup>1</sup> The CIC is funded under the HUD/VA bill; all else is in the Treasury & General Government bill.

<sup>2</sup> FBF NOA amounts are the NEW authority enacted/requested each year; accounts are no-year, and obligations in any year include some or all of the new authority plus prior-year unobligated balances.



## **B**UDGET HIGHLIGHTS AND TRENDS:

- Annual operating appropriations in FY 2000 show a small decrease from FY 1999 levels, due to the effects of one-time expenditures in FY 1999 in the Policy and Operations account, primarily for Year 2000 (Y2K) emergency programs. This was offset by a \$10 million increase for an initiative for information technology for the disabled.
- The budget supports 14,150 FTE in FY 2000. This is a decrease of 6,098 FTE, or 30.1%, since FY 1993, the greatest percentage reduction of any large executive branch agency.
- The budget proposes \$102 million for new construction projects in FY 2000. \$665 million is also being requested for repairs and alterations projects. Both programs are described in detail later.
- The agency continues to emphasize its policy role under the Office of Governmentwide Policy, created in FY 1996.
- In its operations, GSA has moved from being a mandatory source to being a provider of choice, and is competing for customer purchases of supplies, fleet services, information technology services and, increasingly, real property services.
- GSA's "business volume" (expressed as total obligations) has steadily grown, reflecting delivery of increased goods and services to Federal customers.
- During the 8-year period shown in the chart at the right, obligations increased over 47%.

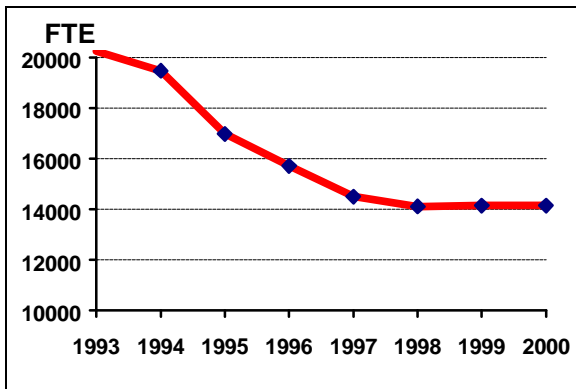




## General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW

Page 4

### BUDGET HIGHLIGHTS AND TRENDS (CONTINUED)

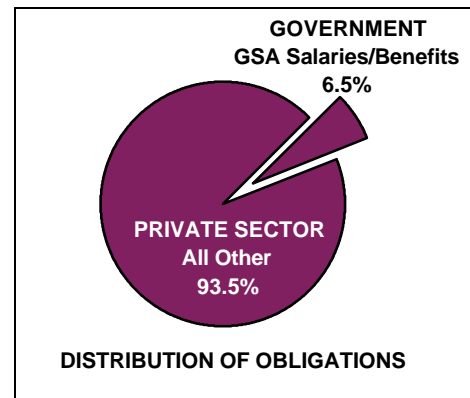


- Over the same period, GSA has significantly streamlined and reduced its workforce. Compared to FY 1993, the baseline for recent employment reduction goals, GSA's FY 2000 level has decreased over 30%. All of this has been achieved without adverse action through hiring freezes/attrition and 4,391 voluntary separations under "buyout" authority.



### OTHER PERSPECTIVES

- GSA's budget and programs have a very large sphere of influence in both the public and private sectors.
- GSA contracts with the private sector to meet agency needs. Of the \$14.5 billion budgeted in FY 2000, only \$945 million is for salaries and benefits of GSA personnel, about 6.5%.
- The rest is for commercially purchased supplies, services, commercial rent payments, equipment, communications and utilities, and the like.



In total, GSA actually affects almost \$59 billion in financial transactions throughout the Government. This includes its own funds and the value of contractual and other vehicles it puts in place for all agencies to use. See the table on "Government Financial Transactions Affected by GSA" on the following page.



**General Services Administration  
FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 5

<b>Government Financial Transactions Affected by GSA</b>			
<b>\$(Thousands)</b>			
	<b>FY 1998 Actual</b>	<b>FY 1999 Estimate</b>	<b>FY 2000 Estimate</b>
<b>ACTIVITIES UNDER GSA ACCOUNTS:</b>			
Budgeted Obligations	13,823,072	14,867,304	14,513,808
Unoblig. Bal. of Approved Const/R&A Program	1,526,311	1,175,000	890,000
Subtotal	15,349,383	16,042,304	15,403,808
<b>FUNDS THAT GSA COLLECTS:</b>			
Transportation Overcharge Collections	17,968	13,500	13,500
Surplus Real Property Sales Proceeds	249,300	285,500	246,500
Surplus Personal Prop Sales Proceeds (gross)	115,576	107,825	102,255
Outlease of Govt-Owned Space	2,927	1,369	1,560
Energy Rebates and Recycling Receipts	703	645	600
Subtotal	386,474	408,839	364,415
<b>MECHANISMS PUT IN PLACE BY GSA (REVENUES):</b>			
Travel Management Center Rebates (note 1)	8,600	**	**
Travel Charge Card Rebates (note 2)	21,398	***	***
IMPAC Charge Card Rebates (note 2)	9,824	***	***
GSA SmartPay (note 3)	N/A	39,822	39,822
Subtotal (note 4)	39,822	39,822	39,822
<b>MECHANISMS PUT IN PLACE BY GSA (EXPENSES):</b>			
Multiple, Single, Service Schedules (Supply)	3,188,390	4,070,000	4,638,400
Multiple Awards Schedules (ADP)	4,487,289	6,100,000	6,801,500
Purchase of Telecomm. Services (POTS)	21,950	28,130	29,255
Major Info. System Acquisition/Seat Management	305,000	387,000	445,000
Telecommunications Enhancement Contracts	21,161	62,416	67,586
Freight Transportation Services (HHG and STOS)	137,000	139,500	142,000
Travel Management Charge Card (note 2 & note 5)	3,854,837	***	***
IMPAC Charge Card (note 2)	7,960,819	***	***
GSA SmartPay (note 2)	N/A	14,188,590	14,664,853
Fuel Credit Card	199,200	225,200	257,200
Real Estate Schedules	2,000	2,000	2,000
Subtotal	20,177,646	25,202,836	27,047,794
<b>COST AVOIDANCES DUE TO GSA PROGRAMS:</b>			
Real Property Utilization Transfers	2,500	30,200	22,500
Personal Property Utilization/Donations	1,776,900	1,832,200	1,587,300
Real Property Donations	90,300	105,400	106,000
Value of CIC Pub Svc Media Donations	11,500	11,500	11,500
Subtotal	1,881,200	1,979,300	1,727,300
<b>GSA DELEGATED AUTHORITIES:</b>			
Real Prop. Disposal (DOD) (note 6)	12,000,000	12,000,000	12,000,000
Buildings Delegations (note 7)	216,624	227,284	231,761
Supply Schedules - Dept Veterans Affairs	1,970,958	1,940,958	1,999,000
Subtotal	14,187,582	14,168,242	14,230,761
<b>TOTAL GSA-RELATED FINANCIAL TRANSACTIONS</b>	<b>52,022,107</b>	<b>57,841,343</b>	<b>58,813,900</b>
Note 1: In Sept. 1997, the airline reduced the commission rate paid to travel agents from 10% to 8%. Rebates, if offered, will decline significantly as travel agents price their services in an environment of changing airline commission structures.			
Note 2: GSA SmartPay contracts effective Nov. 1998, includes Purchase, Travel, Fleet cards and Airline City pairs volumes.			
Note 3: GSA SmartPay contracts have various point sales refunds available ( min. 6 BP, 4 of which go to GSA for IFF).			
Note 4: Airline City Pairs flow through the Travel Management Card Program (Total Travel Program is \$3,854,837, approximately \$1,200,000 is City Pairs).			
Note 5: Straight-line estimate of subtotals due to conversion to new SmartPay program.			
Note 6: Est. sales value of properties under DOD Base Closures; GSA delegates its disposal authorities to DOD.			
Note 7: Est. rent payments transferred to delegate agencies that are responsible for lease management as prescribed in the delegation agreements (usually single-tenant buildings).			



## **M** AINTAINING THE MOMENTUM

- The FY 2000 budget program seeks to maintain and build upon GSA's contributions toward making the Federal sector work better and cost less.
- In addition to Construction and Repairs and Alterations projects, which are listed in detail in the next section of this summary, some initiatives in GSA's Public Buildings Service (PBS) include:
  - ✓ Reduce vacant available leased space by 700 thousand square feet, about 20%, saving more than \$11 million.
  - ✓ Allocate \$125 million to reconfigure Government owned space to increase occupiable space by 3.8 million square feet.
  - ✓ Set rent rates for customers comparable to market rents paid by PBS.
  - ✓ Identify and separately charge for recurring security costs as part of tenant rent billing.
  - ✓ Seek enhanced reprogramming authority between Rental of Space and Building Operations activities to provide greater flexibility to respond to customer requirements.
  - ✓ An advance appropriation of \$163.5 million to the Federal Buildings Fund, to become available in fiscal year 2001. \$80.5 million of this amount is for construction of the Food and Drug Administration consolidation in Montgomery County, Maryland; \$83.0 million is for construction of a new Bureau of Alcohol, Tobacco and Firearms headquarters.
- GSA offers improved non-mandatory real property services, which permits our customers to choose their leasing and space alterations providers from GSA, other public, or private sources.
- PBS is working to expand its private sector benchmarking efforts. Operating costs for office space, for example, are targeted at maintaining a rate 11% below private sector costs.
- We have simplified and expanded the use of multiple award schedules and blanket purchase agreements to further streamline the acquisition process, and the President, Vice President, and Department of Defense have endorsed the use of GSA's schedules.



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 7

- GSA gets great deals for the Government by leveraging vendor-competitiveness and the size of the Federal market to contract for top quality goods and services at a discount. For example:
  - ✓ The Contract Airline City-Pair program offers Federal travelers unrestricted discount airfares on over 6,000 routes that yield \$2.5 billion in annual savings.
  - ✓ Overnight package delivery is priced 45% lower than comparable corporate rates, with a money-back guarantee for late delivery.
  - ✓ Negotiated agreements with motor carriers on freight shipments result in charges to Federal customers 45% to 47% less than regular tariff rates.
  - ✓ Vehicle fleet services are the most cost-effective anywhere, with 4-door compact sedan acquisitions providing an average of 19% savings compared to commercial "Black Book" prices.
  - ✓ Under the new FTS2001 contracts, long distance telecommunications service, which will be non-mandatory, will start at about 4 cents per minute and drop to as low as 1 cent a minute by the end of the contract.
- GSA maintains and disposes of surplus Federal property, producing \$249.3 million in proceeds in FY 1998, at significant savings to our customers.
  - ✓ \$10 million is requested for protection and maintenance of Governor's Island, New York, an increase of \$3 million over FY 1999; and about \$2.8 million is requested for protection and maintenance of the Lorton Correctional Complex.
- The Personal Property Utilization and Donation program achieved savings of \$1.1 billion in FY 1998.
- To expand and promote electronic commerce, GSA made over 500,000 products available on-line through its *GSA Advantage!* Internet-based ordering system. All 4 million commercial products and services will soon be offered.
- GSA continues to be a leader in implementation and use of electronic commerce (EC), working toward governmentwide standardization of EC policies and practices. \$1.7 million is requested in FY 2000 to support the development of EC infrastructure to provide an interoperable, single face for government electronic business transactions.
- Unlike most Government entities, GSA produces comprehensive annual reports and audited financial statements. We expect to earn an unqualified audit





## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 8

opinion from an independent public accounting firm in FY 1998, for the eleventh consecutive year, unprecedented among Federal agencies.

- The agency's programs often involve meeting broad societal goals and improving the quality of life for Federal employees.
  - ✓ GSA is a leader in family-friendly workplaces. We opened four new on-site child care centers in FY 1998, and now manage 112 Federal child care facilities, serving more than 7,200 children. Seventy percent of our centers are accredited, compared to five percent for all childcare centers nationwide. We also continue to seek new ways to make Federal child care more affordable.
  - ✓ GSA's budget request includes \$10 million for accessible information technology programs, for the President's initiative to promote and support employment of individuals with disabilities.
  - ✓ GSA will manage the Computers for Learning program website, to aid in the donation of surplus computer equipment to schools and non-profit education groups.
  - ✓ GSA will continue its *Good Neighbor* program, a partnership with communities that enhances local efforts aimed at maintaining the vitality of American cities. The program uses GSA's authorities in real and personal property to revitalize downtowns and local communities across the country.
  - ✓ GSA's Federal recycling efforts in approximately 1,100 buildings will result in diversion of about 68,000 tons of recyclable materials away from landfills in FY 2000.
  - ✓ GSA's energy consumption was reduced by 17% from 1985 to 1998, and will be reduced by an additional 3% by FY 2000. Energy usage in GSA facilities is 39% below the Federal average.
  - ✓ GSA's fleet experiments with innovative technologies, such as alternative-fuel vehicles (AFVs), led to GSA's induction into the Clean Air Hall of Fame. The agency will purchase over 10,500 AFVs in FY 2000.





**General Services Administration  
FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 9

# N

## EW CONSTRUCTION PROGRAM DETAIL

<b>2000 Construction and Acquisition of Facilities (NOA) In Priority Order \$(Millions)</b>	
Various, Non-Prospectus Construction .....	\$10.0
New York, NY, US Mission to the UN .....	4.3
Roosville, MT, Border Station.....	.7
Fort Hancock, TX, Border Station .....	.3
Sweetgrass, MT, Border Station .....	11.5
Oroville, WA, Border Station .....	11.2
Sault St. Marie, MI, Border Station .....	8.3
Montgomery Co., MD, FDA Consolidation .....	55.9
<b>TOTAL .....</b>	<b>\$102.2</b>

### PROJECT DESCRIPTIONS:

#### DISTRICT OF COLUMBIA

##### **Bureau of Alcohol, Tobacco, and Firearms Headquarters Facility**

This project proposes the construction of a new 422,000 gross square foot building, including approximately 200 inside parking spaces, for the headquarters of the Bureau of Alcohol, Tobacco, and Firearms (ATF), the Department of the Treasury, currently located in two leased buildings in Washington, DC.

The proposed facility would provide a single tenant building for ATF, so that security is not compromised. ATF will control access to the building and site, including vehicular access. All parking inside and outside the building will be controlled by ATF. The building will be constructed accordingly to newly developed design standards for secure facilities. Parking, building mechanical spaces, and some operational space will be provided below grade. Security measures such as blast resistant, non-collapsible construction techniques, larger than customary setbacks on the site, and controlled loading dock entry, will be incorporated in the building.

The Department of the Treasury already has received \$6,700 thousand in the 1995 Emergency Supplemental Appropriations Act, a portion of which has been used for planning and preliminary design of the proposed facility. Treasury has also included a request for \$15,000 thousand in its fiscal year 2000 budget for the site acquisition and related activities.

GSA seeks an advance appropriation in this budget for \$83,000 thousand in fiscal year 2001 for the construction of the ATF headquarters facility.

#### MARYLAND

##### **Montgomery County - Food and Drug Administration Consolidation..... \$55,915,000**

This project will provide consolidated office and laboratory space for Food and Drug Administration (FDA) headquarters components at White Oak in Montgomery County, MD. Currently the Food and Drug Administration (FDA) headquarters components are housed in 48 buildings at 20 locations throughout the Washington, DC, metropolitan area. FDA currently occupies approximately 2.1 million gross square feet (gsf) in both leased and Government-owned space in the District of Columbia, Montgomery and Prince George's Counties, Maryland.



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 10

Fiscal year 2000 funding for Phase I of this project includes funding for the design of the entire consolidation effort and the construction of a 100,000 gsf laboratory for FDA's Center for Drug Evaluation and Research (CDER).

Design for CDER is scheduled to begin in March 1999 and to be completed by April 2000. Construction is scheduled to begin in September 2000 and to be completed in 2002.

Design funding (\$11,785 thousand) for pre-design, planning, and site selection for this project was completed with prior year funding. Additional design (\$3,000 thousand) and management and inspection (\$2,173 thousand) for the CDER laboratory construction will be provided from prior year funding.

We seek advance appropriation in this budget for \$80,450 thousand in fiscal year 2001 for the construction of 469,000 gsf of office space for CDER. It will consist of construction (\$76,651 thousand) and management and inspection (\$3,799 thousand). Construction for this office space is planned to begin March 2001.

This request is for the design (\$25,976 thousand) of the FDA headquarters consolidation effort and construction funding (\$29,939 thousand) for the CDER laboratory and \$80,450 thousand for construction of CDER office space. Additional estimated construction (\$409,778 thousand) and management and inspection (\$17,697 thousand) funding will be requested in a future year. The estimated total project cost is \$500,348 thousand.

### **MICHIGAN**

**Sault Sainte Marie - Border Station ..... \$8,263,000**

This project proposes the construction of a new border station in Sault Sainte Marie, MI. The border station will contain 48,000 gsf including canopied areas. It will provide expanded office, lobby and storage space, five primary inspection lanes, a garage, and a secondary inspection building for the search of buses and private vehicles. The expanded on-site parking area will accommodate 18 commercial vehicles, 10 visitor vehicles, two official vehicles and a seven vehicle impound lot.

The new facility will replace an existing border station that is overcrowded and does not provide sufficient space to allow agencies to perform their missions. From 1981 through 1997, the annual traffic count has increased an aggregate 145 percent. The commercial count has increased steadily at an average of seven percent per year.

Site acquisition (\$122 thousand) and design (\$450 thousand) were funded in fiscal year 1999. This request is for additional design (\$250 thousand), construction (\$7,452 thousand), and management and inspection (\$561 thousand). The estimated total project cost is \$8,835 thousand.

### **MONTANA**

**Roosville - Border Station ..... \$753,000**

This project proposes the site acquisition and the design of a new border station in Roosville, MT. The border station will contain 28,378 gsf including canopied areas and inside parking for six vehicles. It will provide expanded office, lobby and storage space, 3 primary inspection lanes, a secondary inspection building to accommodate both commercial and non-commercial vehicles, a commercial warehouse with two dock spaces and an enclosed firing range. There will also be larger and more secure parking areas including a fenced impoundment lot for eight vehicles, a commercial lot for 10 oversize vehicles (including four trucks, two buses, and three recreational vehicles), one space for hazardous vehicles, and a visitor/employee lot for 25 vehicles.

The new facility will replace the existing overcrowded and functionally obsolete border station in Roosville. The existing station is no longer equipped to process the volume of traffic that currently passes through it and does not meet the existing or future requirements of the tenant agencies.



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 11

This request is for site acquisition (\$100 thousand) and design (\$653 thousand). Construction (\$6,363 thousand) and management and inspection (\$515 thousand) funding will be requested in a future year. The estimated total project cost is \$7,631 thousand.

### **Sweetgrass - Border Station ..... \$11,480,000**

This project proposes the construction of a new shared United States/Canadian border station at Sweetgrass, MT, and Coutts, Alberta. This prospectus requests funding only for the United States portion of the project costs.

The border station will contain 76,232 gsf (40,184 for the United States, 24,844 gsf for Canada and 11,204 gsf of shared space) including canopied areas and inside parking for 15 vehicles. The facility will provide expanded office, lobby, and storage space and communications and equipment monitoring rooms. There will be two commercial and three non-commercial inspection lanes, a secondary inspection building to accommodate both commercial buses and private vehicles, and a commercial warehouse with four loading dock stalls. Also, there will be larger and more secure parking areas, including a fenced impoundment lot for 28 vehicles, a commercial lot for 18 trucks, a visitor/employee lot for 36 vehicles and oversized parking spaces for seven vehicles. Shared areas include conference/training, locker rooms, lunchrooms, computer rooms, building support, inside parking, storage and restrooms.

The new facility will replace an existing border station that is functionally obsolete. With the involvement of bi-national inspection agencies, the proposed site size and traffic circulation requirements have increased requiring the acquisition of eight additional acres. The additional land acquisition is expected to increase the total site amount to \$400 thousand. The final site cost will be determined by property appraisals.

Site acquisition (\$147 thousand) and design (\$912 thousand) were funded in fiscal year 1997. This request is for additional site funds (\$253 thousand), construction (\$10,391 thousand), and management and inspection (\$836 thousand). The estimated total project cost is \$12,539 thousand.

### **NEW YORK**

#### **New York - U.S. Mission to the United Nations ..... \$4,300,000**

This project will demolish the existing building, known as 799 United Nations Plaza, located in midtown Manhattan, and construct a new facility on the existing site for the consolidation and expansion of the offices and related functions of the U.S. Mission to the United Nations. The new facility will consist of 141,307 gsf, including 10 inside parking spaces for official diplomatic vehicles, and will house 292 employees.

Design (\$3,163 thousand) was funded in fiscal year 1999. This request is for construction funds for demolition (\$4,022 thousand) and management and inspection (\$278 thousand). The balance of funding, remainder of construction (\$43,111 thousand), and remainder of management and inspection (\$2,674 thousand), will be requested in a future fiscal year. The estimated total project cost is \$53,248 thousand.

### **TEXAS**

#### **Fort Hancock - Border Station ..... \$277,000**

This project proposes the site acquisition and design of a new border station in Fort Hancock, TX. The border station will contain 9,659 gsf including canopied areas. The proposed facility will consist of an administration building, a primary inspection area, secondary inspection area, exit control booths, an impoundment lot, and parking for visitors, employees, and Government vehicles. The facility will provide additional office, lobby and storage space, two primary inspection lanes, and a covered secondary inspection area for four vehicles. It will also provide secure parking areas including a fenced impoundment lot for seven vehicles, a special permit lot for 10 vehicles, and a visitor/employee lot for 16 vehicles.

The new facility will replace the existing overcrowded and functionally obsolete border station at Fort Hancock, which is currently owned and operated by the Immigration and Naturalization Service. Border crossings at Fort



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 12

Hancock have increased 30 percent in the last five years and it is anticipated that this trend will continue as commercial development increases in future years.

This request is for site acquisition (\$45 thousand) and design (\$232 thousand). Funding for construction (\$1,954 thousand) and for management and inspection (\$186 thousand) will be requested in a future fiscal year. The estimated total project cost is \$2,417 thousand.

### **WASHINGTON**

**Oroville - Border Station ..... \$11,206,000**

This project proposes the construction of a new 68,757 gsf border station at Oroville, WA. The new border station will replace the existing border station, which is overcrowded and functionally obsolete. The new facility will be occupied by the U.S. Customs Service, the Immigration and Naturalization Service, the Animal and Plant Health Inspection Service, and GSA. These three inspection agencies are responsible for monitoring all traffic and cargo entering the United States.

When complete, the new border station will incorporate the projected 10-year requirements of the inspection agencies. A recent initiative to construct shared facilities with the Canadian Government could influence the final design of this project. Should this project become a shared border crossing, the result would be a more efficient and operationally more cost-effective facility for the citizens on both sides of the international boundary.

Site acquisition (\$620 thousand) and design (\$915 thousand) were funded in fiscal year 1997. This request is for the construction (\$10,456 thousand) and for management and inspection (\$750 thousand). The estimated total project cost is \$12,741 thousand.

### **OTHER ACTIVITIES**

**Non-Prospectus Projects ..... \$10,000,000**

Funds in the amount of \$10,000 thousand are requested for the development of projects below the \$1,930 thousand prospectus threshold. Small project funds have been used to erect special purpose storage buildings, border station facilities, depot service and warehouse buildings, and a small courthouse. The funds have also been used to acquire a motor pool, build parking lots, purchase sites, build child care facilities, and purchase property in conjunction with a Presidential National Historic Site. This request includes \$1,974 thousand for continued operation of the Pilot Project Telecommuting Center.



**General Services Administration**  
**FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 13

# R

## PAIRS AND ALTERATIONS PROGRAM DETAIL

The following table will not add due to rounding.

2000 REPAIRS AND ALTERATIONS (NOA) In Priority Order \$(Millions)					
	Estimated Total Cost	FY 2000 Budget Request			
		Design	Constr.	M&I	TOTAL
Basic Non-Prospectus R&A Projects	\$ 350.0	\$ 30.8	\$ 296.3	\$ 22.9	\$ 350.0
Major R&A Construction Projects	554.4	2.5	184.5	14.0	201.0
Washington, DC, Justice Ph 2	150.1	0	44.3	2.9	47.2
Washington, DC, State Ph 2	107.2	0	9.8	.7	10.5
Woodlawn, MD, SSA Annex	27.6	.1	23.9	1.9	25.9
Montgomery, AL, FB-CT	12.6	0	10.6	1.0	11.6
Albuquerque, NM, Chavez FB 500 Gold	9.3	0	7.8	.7	8.5
Sacramento, CA, Moss FB-CT	7.9	.7	6.7	.5	7.9
Ft. Snelling, MN, Whipple FB	11.7	.2	10.1	.7	11.0
Washington, DC, Interior Ph 1	146.2	1.1	0	0	1.1
Baltimore, MD, Metro West Bldg (Façade)	38.7	0	34.1	2.6	36.7
Cleveland, OH, Celebrezze FB	7.8	0	6.7	.5	7.2
Anchorage, AK, FB-CT, Annex	22.5	.1	19.7	1.3	21.1
Menlo Park, CA, USGS Bldg 1	7.2	.1	6.0	.7	6.8
Menlo Park, CA, USGS Bldg 2	5.6	.2	4.6	.5	5.3
Chlorofluorocarbons Program (various)	731.6	.2	19.2	.6	20.0
Energy Program (various)	305.2	.2	19.2	.6	20.0
Elevator Program	24.2	0	24.2	0	24.2
Glass Fragment Retention	66.0	0	32.0	0	32.0
R&A Design Projects:	251.7	17.7	0	0	17.7
Chicago, IL, 536 Clark St.	24.0	1.4	0	0	1.4
Jacksonville, FL, Bennett FB	25.5	1.9	0	0	1.9
Kansas City, MO, 8930 Ward Parkway	9.8	.8	0	0	.8
Phoenix, AZ, FB-CT	17.7	1.4	0	0	1.4
Detroit, MI, McNamara FB	28.2	1.7	0	0	1.7
Las Vegas, NV, Foley FB-CT	20.5	1.4	0	0	1.4
Lakewood, CO, DFC, Bldg 67	7.3	.7	0	0	.7
Baltimore, MD, Fallon FB	14.4	1.1	0	0	1.1
Seattle, WA, Jackson FB	26.4	1.7	0	0	1.7
Portsmouth, NH, McIntyre FB	10.1	.8	0	0	.8
Des Moines, IA, FB	12.6	1.0	0	0	1.0
Dallas, TX, Cabell FB-CT & Santa Fe FB	16.6	1.4	0	0	1.4
Washington, DC, Switzer FB	38.6	2.4	0	0	2.4
<b>TOTAL REPAIRS AND ALTERATIONS</b>	<b>\$ 2283.1</b>	<b>\$ 51.4</b>	<b>\$ 575.4</b>	<b>\$ 38.0</b>	<b>\$ 664.9</b>



## General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW

Page 14

### CONSTRUCTION PHASE PROJECT DESCRIPTIONS:

#### VARIOUS LOCATIONS

**Energy Program ..... \$20,000,000**

This request will provide for the implementation of energy retrofit and conservation measures in Government-owned buildings during fiscal year 2000. The projects to be funded will have savings-to-investment ratios greater than one, and will provide reasonable payback periods that average five years.

The Federal Energy Management Improvement Act (Public Law 100-615) required Federal agencies to reduce energy consumption by 10 percent by the end of fiscal year 1995. Further, the Energy Policy Act of 1992 requires that all Federal agencies reduce energy consumption by 20 percent by fiscal year 2000. In addition, Executive Order 12902 requires Federal agencies to take actions to reduce energy consumption by 30 percent by fiscal year 2005. The General Services Administration met the 10 percent goal in 1995 and has been actively pursuing actions towards the fiscal year 2000 goal. At the end of fiscal year 1998, GSA had reduced energy consumption by 17.3%. We expect that at the end of fiscal year 1999 our consumption will be reduced by 19% compared to the 1985 baseline. By investing \$20 million in cost effective energy projects in fiscal year 2000, GSA will reduce energy consumption by 1.9%, representing a cost avoidance of \$3.8 million and moving us towards meeting the 30% reduction goal of 2005.

The estimated total program cost (in thousands) is as follows:

	<u>Design</u>	<u>Construction</u>	<u>M&amp;I</u>	<u>Total</u>
Current Funding	\$3,414	\$58,818	\$2,990	\$65,222
<b>FY 2000 Request</b>	<b>\$205</b>	<b>\$19,212</b>	<b>\$583</b>	<b>\$20,000</b>
Future Years	<u>\$20,129</u>	<u>\$186,370</u>	<u>\$13,497</u>	<u>\$219,996</u>
Total	\$23,748	\$264,400	\$17,070	\$305,218

**Chlorofluorocarbons Program..... \$20,000,000**

This design/build program request will provide for projects during fiscal year 2000 as the third phase of a multi-year program to replace or retrofit existing air-conditioning equipment, which presently uses chlorofluorocarbon (CFC) refrigerants. These CFC's, when vented or lost to the atmosphere, reduce the protective stratospheric ozone layer. Scientific findings indicate that CFC emissions are depleting the stratospheric ozone layer, which leads to increased and harmful quantities of ultraviolet radiation reaching the earth's surface. The Clean Air Act Amendments of 1990 (CAAA) (P.L. 101-549) established a phaseout schedule and yearly reduction percentages for ozone-depleting chemicals. The amendment promotes recycling, bans the deliberate venting or releasing of refrigerants during maintenance, service, repair or disposal; restricts emission of refrigerants; and establishes strict control over their use. In February 1992, the phaseout of the more adverse ozone-depleting refrigerants was accelerated from the year 2000, which was established by the CAAA, to the end of 1995.

The estimated total program cost (in thousands) is as follows:

	<u>Design</u>	<u>Construction</u>	<u>M&amp;I</u>	<u>Total</u>
Current Funding	\$1,164	\$96,587	\$3,518	\$101,259
<b>FY 2000 Request</b>	<b>\$205</b>	<b>\$19,212</b>	<b>\$583</b>	<b>\$20,000</b>
Future Years	<u>\$5,981</u>	<u>\$584,201</u>	<u>\$20,189</u>	<u>\$610,381</u>
Total	\$7,350	\$700,000	\$24,290	\$731,640

**Elevators - Various Buildings ..... \$24,195,000**

Elevator reliability and code compliance is one of the highest building maintenance priorities, both in terms of egress and in terms of customer satisfaction in multi-story buildings. Elevator costs and numbers generally require that these be prospectus projects. As a result of the continual need for repair and upgrade of elevators in the inventory, this has required an elevator prospectus project in most recent years. Combining the elevator





**General Services Administration  
FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 15

needs into a single prospectus makes sense to minimize complexity of providing funding and authorization for similar work in may buildings. As elevators reach the end of their useful life, they require excessive maintenance and exhibit a lack of up-to-date technology. Code compliance and proper functioning of elevators are critical for both local fire officials for access, fire management, and efficient egress for client agencies.

<u>Building</u>	<u>Location</u>	<u>Total (\$000)</u>
6 World Trade Center	New York, NY	\$2,945
Theodore Dulski FB	Buffalo, NY	\$1,753
Federico Degetau FB	Hato Rey, PR	\$2,400
William Moorhead FB	Pittsburgh, PA	\$5,007
Fritz Lanham FB	Fort Worth, TX	\$4,990
Miscellaneous Buildings	Washington, DC	<u>\$7,100</u>
<b>Total</b>		<b>\$24,195</b>

**Glass Fragment Retention ..... \$32,000,000**

Executive Order 12977, establishes the need to increase the security measures in Federal facilities with high-volume public contact and high-risk tenant agencies. On June 28, 1995, the DOJ issued security enhancement recommendations in a report entitled "Vulnerability Assessment of Federal Facilities" which the President directed all executive departments and agencies to implement. The report recommended that GSA provide as a minimum standard glass fragment retention for windows in Level IV Federal buildings. Level IV buildings are facilities that have over 450 employees. In addition, the facility likely has more than 150,000 square feet, high-volume public contact and contains high-risk law enforcement and intelligence agencies.

The application of a polymer film to windows will protect employees and visitors from flying glass fragments and reduce the possibility of damage due to flying glass fragments in the event of an explosion. Some buildings, however, may require alternative systems such as laminated glass, polycarbonate sheeting, blast curtains or fine metal mesh screens.

**ALABAMA**

**Montgomery - Frank M. Johnson, Jr. Federal Building - Courthouse.....\$11,606,000**

This project proposes construction funding for the modernization of the Frank M. Johnson, Jr. Federal Building Courthouse (FB-CT) located at 15 Lee Street in Montgomery, AL. The FB-CT, completed in 1933, is listed on the National Register of Historic Places. The five story, reinforced concrete structure is clad with limestone with a granite base and brick veneer. The FB-CT contains 134,553 gross square feet of space.

In conjunction with the construction of the new courthouse building and secure parking area adjacent to the existing FB-CT, the proposed alteration of the FB-CT will enable the consolidation of court and court-related agencies currently housed in leased space into Government-owned space and will meet the 10-year space requirements of the U.S. District courts and court-related agencies.

Funding for design (\$988 thousand) was provided in fiscal year 1996. This request is for construction (\$10,647 thousand) and management and inspection (\$959 thousand). The estimated total project cost is \$12,594 thousand.





## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 16

### **ALASKA**

#### **Anchorage - Federal Building - Courthouse Annex ..... \$21,098,000**

This project proposes repair and modernization of the Federal Building - Courthouse (FB-CT) located at 222 West 7th Avenue and its annex, which is located adjacent at 222 West 8th Avenue in Anchorage, AK. The FB-CT was constructed in 1976 and provides 638,376 gross square feet of space, including 479 inside parking spaces. The FB-CT main building is comprised of six interconnected modules, Modules A-F, with up to six floors in each module. The annex, Module G contains 66,690 gross square feet of space. The annex, completed in 1980 and located directly across the street from the FB-CT, is connected to the main building by an underground tunnel.

The project includes: upgrade of HVAC; replacement and upgrade of the fire alarm system; replacement of the main building's leaking roof, and repairs to the leaking roof and building envelope assemblies of the annex. Other work includes additional restrooms, upgrade of existing bathrooms and space alterations needed to backfill vacant space .

Design (\$1,425 thousand) was funded in fiscal year 1996. This request is for additional design (\$76 thousand), construction (\$19,705 thousand) and management and inspection (\$1,317 thousand). The estimated total project cost is \$22,523 thousand.

### **CALIFORNIA**

#### **Menlo Park - USGS Building 1 ..... \$6,831,000**

This project proposes the repair and alteration of U.S. Geological Survey (USGS) Building One located in Menlo Park, CA. The building, constructed in 1953, requires replacement of aged mechanical systems, upgrade of electrical, lighting, and other architectural features and finishes. The building houses approximately 150 employees of the USGS in office and laboratory space.

This project will improve building energy efficiency and lower maintenance costs through the installation of a new HVAC system, new ventilation ducts, and energy efficient windows. Additional work items include the upgrade of electrical systems, Americans with Disabilities Act compliance improvements, and removal of asbestos and lead based paint where found. In addition, this project will upgrade the fire alarm system and improve building egress.

Design (\$412 thousand) was funded in fiscal year 1996. This request is for additional design (\$135 thousand), construction (\$6,023 thousand), and management and inspection (\$673 thousand). The estimated total project cost is \$7,243 thousand.

#### **Menlo Park - USGS Building 2 ..... \$5,284,000**

This project proposes the repair and alteration of U.S. Geological Survey (USGS) Building Two located in Menlo Park, CA. Constructed in 1956, the building requires replacement of aged mechanical systems, upgrade of electrical systems, lighting, and other architectural features and finishes.

This proposed project includes: heating, ventilation, and air conditioning system replacement, new ventilation ducts, and window re-glazing. Additional work items include upgrading the electrical systems, Americans with Disabilities Act compliance improvements, and removal of asbestos and lead based paint where found.



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 17

Design (\$268 thousand) was funded in fiscal year 1996. This request is for additional design (\$162 thousand), construction (\$4,601 thousand), and management and inspection (\$521 thousand). The estimated total project cost is \$5,552 thousand.

### **Sacramento - John E. Moss Federal Building - Courthouse ..... \$7,948,000**

This project proposes alteration work for the recapture of vacant space that will be created when the U.S. courts and related agencies move from the John E. Moss Federal Building-U.S. Courthouse (FB-CT), 650 Capitol Mall, Sacramento, CA, to a new U.S. Courthouse and Federal Building being constructed at 501 5th Street, Sacramento, CA. Following the spring 1999 completion of the new U.S. Courthouse and Federal Building, the courts and related agencies will move to the new building and leave the John E. Moss FB-CT with a vacancy rate of 87.4%. The vacant space can be recaptured by moving the Internal Revenue Service (IRS) into the building from leased space, along with other executive agencies. The IRS is currently located in a leased building outside of the Sacramento central business district. Relocating the IRS to the John E. Moss FB-CT will be in keeping with Executive Order 12072.

This request is for all project costs: design (\$745 thousand), construction (\$6,732 thousand), and management and inspection (\$471 thousand). The estimated total project cost is \$7,948 thousand.

### **DISTRICT OF COLUMBIA**

#### **Interior Buildings (Phase 1) ..... \$1,100,000**

The Department of Interior's (DOI) Main Headquarters Building, located at 1949 C Street, NW, Washington, DC, was constructed in 1935, and is listed on the National Register of Historic Places. Currently housing 1,917 employees, the facility is the headquarters building for providing 1,309,266 gross square feet of space, including 306 inside parking spaces.

This project was previously authorized including swing space to facilitate phased vacancy. However, GSA is currently evaluating alternative options. The \$1,100,000 for design will be used for modification of the previous design for rephasing and scope refinement. The project originally was proposed as a three-phase modernization project, but due to funding limitations, the project can be accomplished through seven smaller phases. Accomplishing the project through smaller phases will require some redesign of the plans and specifications to incorporate any new standards that have been adopted since the original design in fiscal year 1994, such as, security requirements for the windows. The redesign proposes modernizing each wing as a phase, plus a preliminary mechanical and electrical phase.

Design (\$5,764 thousand) was funded in FY 1994. This request is for additional design (\$1,100 thousand). The estimated total project cost is \$146,238 thousand. Construction funding will be requested in one or more future fiscal years.

#### **Main Justice Building (Phase 2) ..... \$47,226,000**

This project proposes the funding of Phase 2 of the modernization of the Department of the Justice's (DOJ) main headquarters building located at 900 Pennsylvania Avenue, NW, Washington, DC. The building was constructed in 1932, and is on the National Register of Historic Places. This building houses 3,251 employees in 1,089,720 gross square feet of space including 163 inside parking spaces. Modernization will be accomplished in three major phases over the next several years. This plan requires that approximately half of the building to be vacated for the duration of the three construction phases. Leased swing space to house the employees during the construction has been acquired at the Patrick Henry Building, Washington, DC.



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 18

Design funding (\$6,918 thousand) was provided in fiscal year 1993 in the Design and Construction Services activity. Phase 1 funds for \$50,000 thousand (design (\$200 thousand), construction (\$46,935 thousand) and management and inspection (\$2,865 thousand)) were provided in fiscal year 1997. This request is for Phase 2 construction (\$44,326 thousand), and management and inspection (\$2,900 thousand). The construction (\$43,121 thousand) and management and inspection (\$2,853 thousand) funding needed to complete the third and final phase of the project will be requested in a future year. The total project cost is \$150,118 thousand.

### **State Department Building - (Phase 2) ..... \$10,511,000**

This project proposes funding for Phase 2 of the modernization of the U.S. Main State Department Building located at 2201 C Street, NW, in Washington, DC. The original portion of the building, known as the "Old Building", was built in 1939. It was originally designated the War Department Building and is listed on the National Register of Historic Places as a Class I Historical Landmark. An addition, known as the "New Building" was constructed in 1960 thus completing the complex as it stands today. The complex provides a total of 2,598,735 gross square feet of space and 905 inside parking spaces and houses 7,310 personnel.

The building serves as the headquarters of the State Department and the Arms Control and Disarmament Agency (ACDA). A previous tenant, the Agency for International Development (AID), has relocated to the newly constructed Ronald Reagan Building. This has resulted in vacant space. Further vacancies related to the backfilling of the nearly completed renovation of the Columbia Plaza building will increase the vacant space.

The overall project concentrates on renovation of the Old War Department Building and a portion of the New Building, covering approximately 1,113,000 gross square feet of space. The Phase 2 project will be for demolition work in preparation for vacant space recapture construction work which will be requested in a future fiscal year.

Design funding (\$7,831 thousand) was provided in fiscal years 1991, 1995, and 1996 in the Design and Construction Services activity. Phase 1 funds for construction, (\$27,756 thousand) and management and inspection (\$2,023 thousand) were provided in fiscal year 1999. This Phase 2 request is for construction (\$9,768 thousand) and management and inspection (\$743 thousand). The construction (\$55,085 thousand) and management and inspection (\$4,019 thousand) funding needed to complete this project will be requested in one or more future years. The total project cost is \$107,225 thousand.

### **MARYLAND**

### **Baltimore - Metro West Building (Facade) ..... \$36,705,000**

The Metro West Building was built in 1980, and houses the Social Security Administration. The complex consists of two structures (north block and south block), which are connected at the third and fourth floors by a skybridge that runs over Mulberry Street. Metro West, which provides 1,351,812 gross square feet of space, ranges in height from 6 to 17 stories and contains 13 exterior towers which house restrooms, stairs, escalators and elevators. This project proposes the replacement of the entire facade of the building and adding firestopping behind the exterior panels to correct existing fire safety deficiencies. The new system incorporates associated waterproofing, insulation, and interior wall finishes and other related items (including electrical and mechanical work).

Design (\$2,039 thousand) funding was provided in fiscal year 1999. This request is for the construction phase (\$34,140 thousand) and management and inspection (\$2,565 thousand). The estimated total project cost is \$38,744 thousand.



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 19

---

### **Woodlawn - Social Security Administration Annex ..... \$25,890,000**

This project proposes major renovations to the Annex Building in Woodlawn, MD. The Annex Building is part of the multi-building, 281-acre Social Security Administration (SSA) Headquarters Complex. The Annex, constructed in 1962, is a four story office structure with 418,387 gross square feet and houses 840 employees. This project will replace the chillers, air handling units, automatic temperature controls, light fixtures, ceiling system, exterior skin and window system. It will also include sprinkler installation, expansion of the fire alarm and detection system and the connection of the automatic temperature controls to the centralized energy management control system. The electrical service will be redistributed and the cafeteria will be renovated. Asbestos abatement will be performed as required.

Design funding (\$1,660 thousand) was provided in fiscal year 1995. This request is for additional design (\$118 thousand), construction (\$23,905 thousand), and management and inspection (\$1,867 thousand). The estimated total project cost is \$27,550 thousand.

### **MINNESOTA**

### **Ft. Snelling, Bishop H. Whipple Federal Building ..... \$10,989,000**

The Bishop H. Whipple Federal Building, a 9-story facility with 630,433 gross square feet of space, houses over 2,200 Federal employees and was constructed in 1969. The primary tenants are the Department of Veterans Affairs, the United States Postal Service (USPS), the Department of Justice - Immigration and Naturalization Service, and various Department of the Interior functions.

This project proposes initial space alterations in the Bishop H. Whipple Federal Building. The USPS plans to vacate the building and relocate all operations to a new facility constructed under USPS authority in neighboring Eagan, MN. In addition, initial space alterations would be completed for space that is currently vacant. Timing of this project is scheduled to coincide with the expiration of the lease agreements for the Department of Defense, Department of Interior, Armed Forces Recruiters, Small Business Administration and the Department of Labor.

Design funds (\$695 thousand) were provided in fiscal year 1999. This request is for additional design (\$155 thousand), construction (\$10,126 thousand), and management and inspection (\$708 thousand). The estimated total project cost is \$11,684 thousand.

### **NEW MEXICO**

### **Albuquerque - Federal Building, 500 Gold Avenue ..... \$8,537,000**

The Federal Building at 500 Gold Avenue, Albuquerque, NM was built in 1965. It contains 327,349 gross square feet on 13 office floors and a basement. The building has 48 inside parking spaces in the basement and 23 outside spaces.

To provide for expansion and consolidation, the U.S. District Court and U.S. Marshals Service are scheduled to move to a new Federal Courthouse in early 1999; and a project is needed to prepare the vacant space for backfill. In addition to the initial space alterations, major work items would include replacement of the plaza waterproofing membrane, electrical upgrade, new lights, new ceilings, asbestos removal, HVAC upgrades, and restroom handicap improvements.



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 20

Design (\$801 thousand) was provided in fiscal year 1999. This request is for construction (\$7,801 thousand) and management and inspection (\$736 thousand). The estimated total project cost is \$9,338 thousand.

### **OHIO**

#### **Cleveland - Anthony J. Celebrezze Federal Building ..... \$7,234,000**

The Anthony J. Celebrezze Federal Building in Cleveland, Ohio, was constructed in 1966 and provides 1,459,000 gross square feet of space. It houses 5,724 federal employees, and contains 348 inside parking spaces.

This proposed project will repair the building exterior cladding and repair water damage to the basement switchboard to upgrade the electrical capacity to meet current tenant demand. Both the normal and emergency power distribution systems will be replaced. The building's electrical switchgear will be replaced and upgraded to fully comply with current codes and standards.

Design (\$593 thousand) was provided in fiscal year 1999. This request is for the construction phase (\$6,722 thousand) and management and inspection (\$512 thousand). The estimated total project cost is \$7,827 thousand.

### **DESIGN:**

### **ARIZONA**

#### **Phoenix - Federal Building – Courthouse ..... \$1,428,000**

This project proposes initial space alterations to recapture vacant space, including upgrades to building systems related to tenant occupancy in the Phoenix Federal Building and U.S. Courthouse. The building provides 290,945 gross square feet of space and is located at 230 North First Street in the central business district of Phoenix, AZ. Constructed in 1962, the building has 8 floors, a full basement and 129 outside parking spaces.

The initial space alterations together with companion system work (elevators, electrical, air-handlers, plumbing, etc.) will provide space for the U.S. Bankruptcy Court, the Department of Housing and Urban Development, and the Department of Agriculture. These tenants will backfill the building when the US District Court and related court agencies relocate to a new court facility in the spring of 2000.

This request (\$1,428 thousand) is for design. The balance of funding for construction (\$15,000 thousand) and management and inspection (\$1,296 thousand), will be requested in a future fiscal year. The estimated total project cost is \$17,724 thousand.

### **COLORADO**

#### **Lakewood - Denver Federal Center Building 67 ..... \$676,000**

Constructed in 1967, Denver Federal Center Building 67, a thirteen story concrete building, contains 387,351 gross square feet of office and related space, and provides 967 outside parking spaces. The building currently houses 1,477 employees.

The proposed project will repair the severely damaged exterior concrete skin, remove damaged concrete sun screens, and replace deteriorating windows. The project will also repair or replace damaged pre-cast pipe chases and replace a covered walkway.



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 21

This request (\$676 thousand) is for design. The balance of funding, for construction (\$6,098 thousand) and management and inspection (\$535 thousand), will be requested in a future fiscal year. The estimated total project cost is \$7,309 thousand.

### **DISTRICT OF COLUMBIA**

#### **Mary E. Switzer Memorial Building..... \$2,392,000**

The Mary E. Switzer Building was built in 1942, is on the National Register of Historic Places, and houses approximately 1,522 employees of the Department of Education, the Department of Health and Human Services, and the United States Information Agency. The building contains 592,217 gross square feet of space.

The Switzer Building has never been modernized. This proposed project will complete a major upgrade of systems, some of which are 60 years old. This project will alleviate many of the deficiencies in the fire/life safety and electrical systems. While maintaining the building's many historical areas, a more modern work environment will be achieved by permitting additional computer connections, and having corridors and restrooms refurbished. This project includes: sprinkler installation; lead paint and asbestos abatement; refurbishing electrical and plumbing systems; replacement of perimeter induction units; improve indoor air ventilation and circulation; upgrade common corridors and restrooms; re-painting the building exterior and re-caulking windows.

This request (\$2,392 thousand) is for design. The balance of funding, for construction (\$33,750 thousand), and management and inspection (\$2,424 thousand), will be requested in a future fiscal year. The estimated total project cost is \$38,566 thousand.

### **FLORIDA**

#### **Jacksonville - Charles E. Bennett Federal Building..... \$1,930,000**

This project proposes the modernization of the Charles E. Bennett Federal Building (FB) located at 400 West Bay Street in Jacksonville, FL. The FB, constructed in 1967, is an eleven story building of contemporary, functional design with a facade of prefinished precast concrete panels. The FB contains 334,575 gross square feet of space. The building is located on a 3.13 acre site and provides 177 paved outside parking spaces for the 1,771 building tenants. After the proposed modernization, the FB will continue to be utilized by various Federal tenants. The anchor tenant will be the U.S. Army Corps of Engineers.

The primary objective of the project is to upgrade and modernize the outdated and inadequate building systems, many of which are original to the building. The alteration work includes: space alterations, upgrading the electrical and mechanical systems; providing exterior grounds and structural building repairs; replacing doors, floors, ceilings, and installing a new direct digital system control to integrate with the existing energy management system and provide mechanical energy conservation features. In addition, this project will ensure that the fire and life safety improvements necessary to protect tenants and visitors to the FB are accomplished. These improvements include removing asbestos from the building as necessary, including spray-applied fireproofing, floor tile and mastic, ducts and mastic, and pipe insulation and fittings. Other enhancements include upgrading the sprinkler system, removing or repairing combustible firestopping with new fire-rated material, and similar improvements. Doors and hardware will be replaced as needed in restrooms and entrances to ensure compliance with the Uniform Federal Accessibility Standards and the Americans with Disabilities Act.

This request (\$1,930 thousand) is for design. The balance of funding, for construction (\$21,701 thousand), and management and inspection (\$1,851 thousand), will be requested in a future fiscal year. The estimated total project cost is \$25,482 thousand.





## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 22

### **ILLINOIS**

#### **Chicago - 536 S. Clark Street Federal Building ..... \$1,372,000**

This project proposes alterations in the Federal Building, located at 536 S. Clark Street, Chicago, IL. The Federal Building was built in 1912, is eligible for historic status, and houses 3,203 employees. The building contains 593,641 gross square feet of space.

The project will provide tenant alterations to consolidate the Federal Bureau of Investigation's Chicago Field Office from several locations within Chicago to Federally owned space. Restrooms will be made fully compliant with Americans with Disabilities Act regulations, asbestos abatement/containment will be completed in all areas requiring alteration, and the mechanical and electrical systems in the building will be upgraded.

This request (\$1,372 thousand) is for design. The balance of funding, for construction (\$21,469 thousand) and management and inspection (\$1,245 thousand), will be requested in a future year. The estimated total project cost is \$24,086 thousand.

### **IOWA**

#### **Des Moines - Federal Building ..... \$988,000**

The Federal Building located at 210 Walnut Street, in Des Moines, IA, was constructed in 1966, houses 1,639 employees, and contains 383,339 gross square feet of space.

This project proposes the critical repairs of the building's exterior curtain wall. It will provide over-cladding of the facade and major masonry repairs, introducing new expansion joints, installation of new flashings with end dams, sealant repairs, and tuckpointing. The project includes replacement of windows.

This request (\$988 thousand) is for design. The balance of funding, for construction (\$10,807 thousand) and management and inspection (\$846 thousand), will be requested in a future fiscal year. The estimated total project cost is \$12,641 thousand.

### **MARYLAND**

#### **Baltimore - George H. Fallon Federal Building ..... \$1,120,000**

Constructed in 1967, the George H. Fallon Federal Building, located at 31 Hopkins Plaza, in Baltimore, MD houses 1,092 employees.

This project proposes the modernization of the base portion (basement, ground, first and second floors) of the building. The base portion of the building covered by this proposal is 225,000 of the total building's 694,787 gross square feet. The tower portion of the building renovation was previously funded and was completed in 1998.

This proposed project includes a complete replacement of the heating, ventilation and air conditioning (HVAC) system in this portion of the building, as well as life safety, accessibility, electrical upgrades and space renovation. Serious problems with the HVAC system serving this portion of the building will be corrected, while upgrading office space to a level comparable to the tower renovations.

This request (\$1,120 thousand) is for design. The balance of funding, for construction (\$12,300 thousand) and management and inspection (\$991 thousand), will be requested in a future fiscal year. The estimated total project cost is \$14,411 thousand.





## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 23

### **MICHIGAN**

#### **Detroit - P. V. McNamara Federal Building..... \$1,734,000**

This project proposes the modernization of a portion of the P. V. McNamara Federal Building (FB), 477 Michigan Avenue, Detroit, MI to meet the expansion needs of a major tenant. Built in 1974, the 27 story building houses nearly 3,800 Federal employees. The building contains 1,128,831 gross square feet of space.

The building, now in its third decade of operation, has never undergone a full or partial building modernization. HVAC, electrical, elevator and plaza improvements are needed, as most systems are original to the building. The inadequate distribution of suitably conditioned air is exacerbated by an outdated and inefficient temperature control system. The electrical distribution system is insufficient to meet building demand and does not provide adequate protection in the event of power loss. The elevators are nearing the end of their useful lives and are in need of modernization to insure safety, reliability, and handicapped accessibility. The restrooms require renovation to comply with the Americans with Disabilities Act regulations. The concrete plaza is severely deteriorated and requires upgrades to prevent further serious water damage to the lower levels of the building.

This project proposes to correct these building deficiencies and complete initial space alterations for the Federal Bureau of Investigation Detroit Field Office. This project must be completed in order to retain this tenant in Federally-owned space.

This request (\$1,734 thousand) is for design. The balance of funding, for construction (\$24,803 thousand), and management and inspection (\$1,622 thousand), will be requested in a future fiscal year. The estimated total project cost is \$28,159 thousand.

### **MISSOURI**

#### **Kansas City - 8930 Ward Parkway ..... \$793,000**

This project proposes design funding for the renovation of the Federal Building at 8930 Ward Parkway in Kansas City, MO. The building was constructed in 1962, contains 197,664 gross square feet of space, and is a three story structure with brick facade, fixed perimeter windows, and flat roof.

The project will provide renovations for space recapture of 144,062 gross square feet. The project will replace the majority of the HVAC system, installing new air handler units, ductwork, controls, piping and all necessary accessories. Stairways and exit vestibules will be reconstructed to meet fire code requirements. All existing exterior windows will be replaced except those in the immediate area of the main computer area. These windows will be bricked over for security reasons. Some improvements will be made to landscaping and surface parking. Interior space will be renovated including installing raised access flooring and installing a new passenger elevator. Various electrical panel boards will be upgraded and some seismic bracing is included in the project.

This request (\$793 thousand) is for design. The balance of funding, for construction (\$8,318 thousand) and management and inspection (\$646 thousand), will be requested in a future year. The estimated total project cost is \$9,757 thousand.

### **NEW HAMPSHIRE**

#### **Portsmouth - Thomas McIntyre Federal Building..... \$829,000**

Constructed in 1967, the Thomas McIntyre Federal Building is located at 80 Daniel Street, in Portsmouth, NH, and houses 149 employees. The building contains 165,807 gross square feet of space.

The proposed project will modernize deteriorated office space, renovate the main lobby, and recapture vacant postal workroom space. Other components of the project include: asbestos abatement throughout the building, replacement of the roof and windows, extension of the sprinkler system, limited seismic



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 24

reinforcement, and miscellaneous upgrades to the mechanical and electrical systems. In addition, rest rooms and elevators in the building will be upgraded to meet applicable handicapped accessibility standards.

This request (\$829 thousand) is for design. The balance of funding, for construction (\$8,636 thousand), and management and inspection (\$679 thousand), will be requested in a future fiscal year. The estimated total project cost is \$10,144 thousand.

### **NEVADA**

#### **Las Vegas - Foley Federal Building – Courthouse ..... \$1,365,000**

This project requests authority for alteration of the Foley Federal Building - U.S. Courthouse (FB-CT), located at 300 Las Vegas Boulevard South, Las Vegas, NV. The building contains 195,932 gross square feet of space. The principal tenant will be the U.S. Bankruptcy Courts. The facility will function in tandem with the planned and funded new Las Vegas FB-CT that will be located directly across the boulevard.

The U.S. Bankruptcy Courts and the U.S. Marshals Service Court Security Officers are proposed to be housed in the Foley FB-CT during the modernization. After this partial realignment, the U.S. Bankruptcy Courts, U.S. Marshals Service Court Security Officers, U.S. Probation, U.S. Geological Survey, U.S. Secret Service, U.S. Customs Service, USDA, HUD, DOD and Interior are proposed for the Foley FB-CT.

The Bankruptcy Court currently has two courtrooms, and is anticipated to require three additional courtrooms in ten years and two more in thirty years, for a total of seven courtrooms. Due to the District Courts moving from the Foley FB-CT, three vacated District courtrooms will be occupied by the Bankruptcy Courts while two Bankruptcy Courtrooms will be preserved to meet the Bankruptcy Court's requirement for five courtrooms. When completed, the renovation of the Foley FB-CT will satisfy the Bankruptcy Courts 10 year needs and provide the physical structure necessary for courtroom buildout to meet the court's 30-year requirements.

This request (\$1,365 thousand) is for design. The balance of funding, for construction (\$17,950 thousand), and management and inspection (\$1,233 thousand), will be requested in a future fiscal year. The estimated total project cost is \$20,548 thousand.

### **TEXAS**

#### **Dallas - Earle Cabell Federal Building-Courthouse and Santa Fe Building ..... \$1,360,000**

Completed in 1971, Earle Cabell Federal Building-Courthouse (FB-CT) provides 1,267,299 gross square feet spread over 16 floors. The Federal Building, or Santa Fe Building, was completed in 1928, purchased by the Army Corps of Engineers in 1942, and acquired by GSA in 1948. It provides approximately 400,000 gross square feet of space on 19 floors. The Art-Deco style FB is considered an historic structure and is subject to the National Historic Preservation Act of 1966. The FB-CT and FB are immediately adjacent to one another, with internal circulation possible on the 1st floor and floors 4 through 6. The two buildings also have a shared power plant located at 1114 Commerce.

The proposed project includes: HVAC upgrades; electrical upgrades including replacement of transformers; boiler replacement (serves both buildings); new restroom fixtures and hot water piping; sprinklers and fire alarms to meet life safety requirements and lighting replacement. In addition, the buildings will be made handicap accessible, and improvements will be made to the exterior curtain wall in the Cabell FB-CT.

This request (\$1,360 thousand) is for design. The balance of funding, for construction (\$13,959 thousand), and management and inspection (\$1,232 thousand), will be requested in a future fiscal year. The estimated total project cost is \$16,551 thousand.



## **General Services Administration FISCAL YEAR 2000 BUDGET OVERVIEW**

Page 25

---

### **WASHINGTON**

#### **Seattle - Henry M. Jackson Federal Building ..... \$1,728,000**

Completed in 1974, the Henry M. Jackson Federal Building provides a gross area of 822,855 square feet for 2,402 employees of various agencies within its 38 floors. The building also provides 46 indoor parking spaces.

This project will alleviate many of the deficiencies in the fire/life safety, and elevator system within the building. It will also reverse the decline and deterioration of the building and maintain its structural integrity. Work includes: elevator master controls; relays & motor generator sets; fire & life-safety improvements, interior space upgrades; mechanical & electrical improvements; seismic structural improvements; building exterior repairs and ADA accessibility.

This request (\$1,728 thousand) is for design. The balance of funding, for construction (\$23,028 thousand) and management and inspection (\$1,614 thousand), will be requested in a future fiscal year. The estimated total project cost is \$26,370 thousand.